

**BOARD OF MADISON COUNTY COMMISSIONERS**  
**February 20, 2007 MINUTES**

On Tuesday, February 20, 2007, a meeting of the Board of Madison County Commissioners came to order at 10:00 AM, at the City Hall in Sheridan, Montana, with Commissioners David Schulz, Lewis Stahl and Jim Hart present.

Jim Hart moved to approve the February 6, 2007, minutes with corrections. Lewis Stahl seconded the motion. All voted aye and the motion carried.

Those people in attendance at the meeting were Doris Fischer, Jessi Fanelli, Carl Ohs, Shelly Burke, Vicki Tilstra, Peggy Kaatz, Paul Reichert, Mary Oliver, Staci Beecher, Robert (Bubba) Nevin, Linda Robertson, Bruce Wagner, Frank Valgenti, Cameron Clark, Barbie Durham, and those on the attached list.

**Public Hearing Sheridan Park District:** Chairman Schulz opened the public hearing regarding the development of a park district in the Sheridan area and read the proposed resolution. Those people on the attached list were present for this portion of the meeting. Julie Ward, representing the Town of Sheridan, explained the process that has been followed to get to this point. She stated the reasons for wanting to create a park district are to generate revenue from users of the facilities rather than having all funds come entirely from the Town and to create a three person board to govern the district which would relieve some of the workload of the Town Council. Julie explained that the park district would include the swimming pool, the ball park, and the walking trail around the ball park, which is still under construction. The Town would lease these properties to the district, but continue to contribute funds and insure the properties on the Town liability insurance policy. Julie Ward presented the Board with two letters supporting the proposal. One letter was from Scott Payne of Kirk Engineering, the other from Chuck Bowey of Ranch Resources. Karen Talley, Warren Swager, and Jenny Wood all spoke in favor of the proposal. No one present spoke against the proposal. Jim Hart moved approve Resolution 7-2007, a resolution calling for an election on the creation of the Sheridan area park district. Lewis Stahl seconded the motion. All voted aye and the motion carried.

The Board returned to Virginia City for the remainder of the meeting.

**Cowboy Heaven PUD Phase 4-A Final Plat:** Doris Fischer, Planner, and Jessi Fanelli, Moonlight Basin Ranch, presented the Board with the final plat of Cowboy Heaven PUD, Phase 4-A. Carl Ohs was also present for this portion of the meeting. Doris explained that this is another subdivision in the Moonlight series. This one is close to the top next to Jack Creek Road and will be the location for the new Moonlight Basin Ranch offices and employee housing. There is a Subdivision Improvements Agreement for fire protection and construction will not begin until the improvements are complete and the property has been annexed into the Gallatin Canyon Consolidated Rural Fire District. Per recommendation of the Planner, Jim Hart moved to approve the final plat of Cowboy Heaven Planned Unit Development, Phase 4-A, in Sections 12, 13, and 24 of Township 6 South, Range 2 East and Section 18, Township 6 South, Range 3 East, with the Subdivision Improvements Agreement, but not record it until the Director of Emergency Management has indicated that he is comfortable with fire protection and that a Letter of Credit has been received from Comerica Bank. Lewis Stahl seconded the motion. All voted aye and the motion carried. It was also noted that on or before September 1, 2007, the five new lots will be added to the maintenance portion of the Big Sky Spur Road RID.

**Spanish Peaks Resort Phase 2 SIA and SIB:** Doris Fischer, Planner, met with the Board to follow up on the acceptance of a partial Site Improvement Bond for completion of water, sewer, and road improvements in Phase 2 of the Spanish Peaks Resort Subdivision. Spanish Peaks Holdings has now provided a new bond for the full amount. As recommended by the Planner, Jim Hart moved to approve the new Site Improvement Agreement and accept the new Site Improvement Bond, in the amount of \$1,136,195.83, issued by Traveler's Casualty and Surety Company of America, for improvements in Spanish Peaks Resort Phase 2 Subdivision. Lewis Stahl seconded the motion. All voted aye and the motion carried.

**Beaverhead-Deer Lodge Forest Plan Revision:** After having received a call from Eldon Ayers, Resource Management Specialist, regarding confusion of issues to the current status of the Forest Plan the Board had the opportunity to sign a letter holding the Forest Service to a certain level of standards. After a phone conversation with the Beaverhead County Commissioners, the Board elected not to sign the letter.

**Bad Check:** Shelly Burke, Treasurer, met with the Board to discuss the removal of a returned check from the County accounting system. Jim Hart moved to request that the Bookkeeping Department use due process to remove the returned check from Lawrence Schmidt, in the amount of \$57.89, from the County accounting system. Lewis Stahl seconded the motion. All voted aye and the motion carried.

**Journal Vouchers:** Lewis Stahl moved to approve Journal Vouchers for the 1/07 accounting period. Jim Hart seconded the motion. All voted aye and the motion carried.

**Bear Creek Estates Subdivision:** The Board set the date of March 6, 2007, at 2:30 p.m., to render a decision regarding the preliminary plat of Bear Creek Estates Subdivision.

**Black Mountain RID and Imaging Software:** Vicki Tilstra, Bookkeeping, Shelly Burke, Treasurer, and Peggy Kaatz, Clerk and Recorder, met with the Board to discuss purchasing new software from Black Mountain Software. Vicki and Shelly are interested in purchasing software that would more accurately track RID payments. The purchase price of this software is \$5,775 with an annual service agreement in the amount of \$1,155. Lewis Stahl moved to authorize the purchase of SAM/SID software from Black Mountain Software, with a total cost of \$6,930, which includes the service agreement for the first year. Jim Hart seconded the motion. All voted aye and the motion carried.

Peggy Kaatz is interested in purchasing software from Black Mountain Software for digital imaging of documents. This software would be paid for from the records preservation budget and replace the current software that is being used. Peggy will keep the Board informed of the cost of the new software.

**Heritage Commission Interim Director:** Paul Reichert, Heritage Commission Interim Director, met with the Board to discuss an overall Historical Site Development Plan for Virginia City and Nevada City. Mary Oliver, Carl Ohs, Doris Fischer, Staci Beecher, Robert (Bubba) Nevin, and Barbie Durham were also present for this portion of the meeting. Paul explained that he would like to submit a request for CDBG funds to develop a site plan that would incorporate parking, housing, new facilities, education/visitors center, land use issues, storm water issues, and other areas of interest in Virginia City and Nevada City. Paul stated that this would basically be a planning document and asked that the Town of Virginia City and the County work together with the Heritage Commission to develop this document. Jim Hart moved to authorize the Planning Department and the Grant Writer to work in cooperation with the Heritage Commission on an application for a Community Development Block Grant, in the amount of \$15,000, for the creation of an overall Historical Site Development Plan for Virginia City and Nevada City. Lewis Stahl seconded the motion. All voted aye and the motion carried.

**Lease Agreement – Virginia City Dumpster Site:** Robert (Bubba) Nevin, Landowner, and Ralph Hamler, Sanitarian, met with the Board to discuss a lease agreement for the dumpster site in Virginia City. Mary Oliver, Paul Reichert, and Carl Ohs, were present for this portion of the meeting. Bubba is the current owner of the property where the Virginia City dumpster sits. Bubba has proposed to lease the property to Madison County for the fee of \$1.00 per month for the first six months. Beginning September 1, 2007, the monthly fee to be paid by the County would increase to \$700 per month. The County would have an option to purchase the property for the amount of \$90,000. Bubba has also proposed a land swap with the Montana Heritage Commission, giving them the dumpster property in exchange for one that adjoins another parcel he owns. Another option discussed was moving the dumpster to a new location. Ralph stated that moving the site would not be cost efficient and that he would not recommend building another site.

**Insurance Update:** Bruce Wagner, Boulder Administration Services, and Frank Valgenti, Valgenti Agency, met with the Board to give an update on the status of the County medical insurance plan. Also present at this portion of the meeting were Vicki Tilstra and Linda Robertson, Bookkeeping. Bruce reviewed the basics of a self funded medical plan and explained the terms attachment point, specific stop loss, specific advancement, aggregate stop loss, time periods of coverage, administration of the plan, administration of claims, and how the plan is funded. Bruce also discussed new options that will be available to the County when the plan comes up for renewal.

**Extension Update:** Cameron Clark, Madison–Jefferson Extension Agent, met with the Board to discuss topics that he expects to focus on in the upcoming year. Because of the volume of calls generated by servicing two counties, the possibility of having an extension agent in each county was also discussed.

**Claims:** The Board continued claims to Friday, February 23, 2007.

**Grants – Rivers Edge Campground:** Barbie Durham, Grant Writer, met with the Board to discuss the Rivers Edge Campground grant application. Funds from this grant would be used to improve the existing camping facilities in Twin Bridges. Jim Hart moved to approve the 2007 Land and Water Conservation Fund Grant Application for the Rivers Edge Campground in Twin Bridges, Montana. Lewis Stahl seconded the motion. All voted aye and the motion carried.

**Grants – Nursing Homes Appropriation Request:** Barbie Durham, Grant Writer, presented the Board with an appropriations request for funding for improvements to both of the Madison County nursing homes. Improvements would include new siding at the Madison Valley Manor, an addition at the Tobacco Root Mountains Care Center, and sprinkler systems for fire protection at both facilities. Jim Hart moved to approve the appropriations request from Senator Baucus and Senator Tester in the amount of \$788,500 for nursing homes improvements. Lewis Stahl seconded the motion. All voted aye and the motion carried.

**Sealed Bids:** The Board received two bids for the John Deere tractor and two bids for the 1977 IHC plow truck that had been advertised for sale. The high bidder for both items was Ed Guinnane. The Board received no bids for the two pick-ups that were advertised. Lewis Stahl moved to accept the bid of \$351 from Ed Guinnane of Alder for the John Deere tractor and to accept the bid of \$451 from Ed Guinnane of Alder for the International plow truck with sander. Jim Hart seconded the motion. All voted aye and the motion carried.

**Moore's Creek Resolution:** Jim Hart moved to approve Resolution 6-2007, a resolution regarding maintenance fees for RID 2006-03M, Moore's Creek amended lots. Lewis Stahl seconded the motion. All voted aye and the motion carried.

**Weed Board Herbicide Bid Ad:** Jim Hart moved to approve the 2007 Weed Board Herbicide Contract Advertisement for Bids. Lewis Stahl seconded the motion. All voted aye and the motion carried.

**Law and Justice Center – Buy/Sell Agreement:** The Board discussed requesting an extension to the buy/sell agreement for the property intended for the site of the proposed Law & Justice Center. The Board tabled this item until they have the opportunity to talk to the landowner.

**Liability and Property Insurance Renewal Authorization:** The Board discussed the renewal authorization for Liability and Property Insurance for Madison County and signed the authorization for submittal.

With no further business, this portion of the meeting adjourned at 5:30 p.m.

**Friday, February 23, 2007:**

**Claims:** The Board approved claims.

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David Schulz, Chairman  
Board of Madison County Commissioners

Date Approved: March 6, 2007

Minutes prepared by:

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Laurie Buyan, Administrative Assistant

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Peggy Kaatz, Clerk and Recorder, Madison County